

Register of Deeds

Sharon A. Davis

Durham County, NC

10/04/2022 09:20:38AM

BT: OPR B: 9794 P: 123 Pages: 4

DEED - DEED

Fee: \$5,176.00 Excise Tax: \$5150.00

INSTRUMENT #2022038991

Evelyn Hammiel

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,150.00

Parcel Identifier 137005

Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without the benefit of title examination)

Brief description for the Index: 3621 Lyckan Parkway

THIS DEED made effective as of the 3rd day of October, 2022, by and between

GRANTOR

HonorBridge
(f/k/a Carolina Donor Services)
a North Carolina nonprofit corporation

909 East Arlington Blvd
Greenville, NC 27858

GRANTEE

HRH of NC LLC,
a North Carolina limited liability company

3511 University Dr
Durham, NC 27707

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. nonprofit corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain lot, parcel of land, or condominium unit situated in the City of Durham, _____ Township, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3844, Page 728.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 158, Page 181.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for the following exceptions:

1. Ad valorem taxes for 2022 and subsequent years;
2. Matters shown on plat recorded in Plat Book 158 at Page 181.
3. Zoning ordinances affecting the property; and
4. Matters that would be revealed by a current and accurate survey.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[Signature Page Follows]

[Signature Page for Warranty Deed]

HonorBridge,
a North Carolina nonprofit corporation

By: Danielle Niedfeldt (SEAL)

Name: Danielle Niedfeldt

Title: Pres / CEO

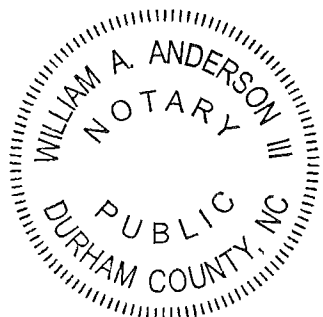
State of North Carolina County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Danielle Niedfeldt

Date: October 3, 2022

(Affix Official Seal below)

W.A.
Official Signature of Notary Public
Notary Public



Print Name: William A. Anderson III

My commission expires: 2-13-24

EXHIBIT A

BEING all of Lot 1 of Lyckan Parkway at University Drive as per plat and survey thereof dated April 1, 2003 by Triangle Surveyors recorded in the Office of the Register of Deeds of Durham County in Plat Book 158 at Page 181 to which reference is hereby made for a more particular description of same.

PID: 137005
3621 Lyckan Pkwy, Durham County